

**VILLAGE OF CLEMMONS PLANNING BOARD DRAFT
STAFF REPORT**

PETITION INFORMATION			
Docket #	C-217		
Staff	Megan Ledbetter		
Petitioner(s)	Have Another! Brewing Company, LLC		
Owner(s)	PTX Commercial		
Subject Property	4740 Commercial Park Court		
Type of Request	Special Use Zoning District rezoning from HB-S to GB-S		
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from HB-S to GB-S:</p> <ul style="list-style-type: none"> • (restaurant without drive through, manufacturing, A, Manufacturing B, Warehousing, Professional Offices, Services A, Services B, Building Contractors General, Wholesale Trade A) <p>NOTE: Both general and special use district zoning were discussed with the petitioner(s) who decided to pursue the rezoning as presented. With a General use, all uses in the District must be considered.</p>		
Zoning District Purpose Statement	<p>The GB District is primarily intended to accommodate a wide range of retail, service, and office uses located along thoroughfares in areas which have developed with minimal front setbacks. However, the district is not intended to encourage or accommodate strip commercial development. The district would accommodate destination retail and service uses, characterized by either a larger single business use or the consolidation of numerous uses in a building or planned development, with consolidated access. This district is intended for application in GMAs 1, 2 and 3 and Metro Activity Centers.</p>		
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	<p>(S)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</p> <p>Yes, the site is part of an existing commercial/light industrial subdivision</p>		
GENERAL SITE INFORMATION			
Location	4740 Commercial Park Court		
Jurisdiction	Village of Clemmons		
Site Acreage	Approximately ± 1.91 acres		
Current Land Use	Warehousing building		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	E	GB	Family Residential
	W	HB-S	Vacant

	S	HB-S	Automotive repair and outdoor display retail	
	N	HB-S	Professional Office	
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	(S)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?			
	YES, the proposed use, manufacturing A is allowed in the UDO.			
Physical Characteristics	The subject site has a variety topography throughout the 1.91 acres			
Proximity to Water and Sewer	Public water and sewer are available onsite.			
Stormwater/ Drainage	The site does not trigger a stormwater management device but does require a storm water management and occupancy permit			
Watershed and Overlay Districts	The site is located in a Class IV-PA (protected area) watershed and impervious coverage is limited to 70%.			
Historic, Natural Heritage and/or Farmland Inventories	n/a			
Analysis of General Site Information	There is an existing building onsite that will be used for the proposed use. Existing impervious coverage is located onsite and there will be a nominal addition of gravel for required parking.			
Generalized Recommended Conditions	<u>BRIEF DESCRIPTION OF CONDITION(S):</u> <ul style="list-style-type: none"> • OBTAIN A STORMWATER MANAGEMENT PERMIT • STORMWATER OCCUPANCY PERMIT 			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS
Commercial Park Court	Local/Collector	393feet	N/A	Local Street
Proposed Access Point(s)	1 point of access off Commercial Park Court			
Planned Road Improvements	None at this time.			
Trip Generation - Existing/Proposed	<u>Existing</u> -Vacant <u>Proposed</u> -1850/1000X6.59=12.19 trips per day			
Sidewalks	The footprint of the subject site is not being modified therefore a sidewalk is not required			
Transit	The subject site does not have any existing or proposed transit routes.			
	N/A			

Traffic Impact Study (TIS)					
Analysis of Site Access and Transportation Information	The site provides one point of access off Commercial Park Court and low average daily traffic counts.				
Generalized Recommended Conditions	<u>BRIEF DESCRIPTION OF CONDITION(S):</u> N/A				
SCHOOL DISTRICT INFORMATION					
Schools Serving Zoning Site	Project Students From Project	2007-2008 Enrolled Students	2007-2008 Projected Students w/ Accumulated Totals	School Capacity	Number of Mobile Classrooms on Site
Clemmons Elementary	0	n/a	n/a	n/a	n/a
Clemmons Middle	0	n/a	n/a	n/a	n/a
West Forsyth High School	0	n/a	n/a	n/a	n/a
School System Remarks and Analysis	N/A				
CONFORMITY TO PLANS AND PLANNING ISSUES					
Legacy GMA	Suburban Neighborhoods (GMA 3)				
Relevant Legacy Recommendations	<ul style="list-style-type: none"> • Creating more “compact development” will necessitate increasing the overall intensity and density of residential and commercial development in areas with public sewer, good roads and other urban services. • Consider rezoning land where public facilities become available when this promotes urban standards of development, contributes to the reduction of sprawl and maximizes the use of costly infrastructure 				
Clemmons Community Compass(2010)	The Community Compass (2010) denotes this area as employment center in the Clemmons Community Compass which includes employment type uses such as manufacturing A.				
Thoroughfare Plan Information	N/A				
Greenway Plan Information	The subject site is not a designated greenway site.				
Other Applicable Plans and Planning Issues					
Applicable Rezoning Consideration	(S)(3) - Have changing conditions substantially affected the area in the petition?				
	No				

from Chapter B, Article VI, Section 6-2.1(S)	(S)(4) - Is the requested action in conformance with <i>Legacy</i>?					
	Yes,					
Analysis of Conformity to Plans and Planning Issues	The proposal is to provide an adaptive reuse to an existing warehousing building. Originally, the 1850 sq foot building was use for electronic storage for the Qualcomm building. The use of manufacturing A, meets the original intent for the commercial/light industrial subdivision approved in the late 1970's. The petitioner will possibly add a tasting room (400 sq feet) at a future date as noted on the site plan. Employment areas are intended to provide concentrated opportunities for high quality employment facilities designed to have minimal impacts on adjacent residential neighborhoods. Primary uses include corporate office headquarters, business parks, light manufacturing and assembly, research and development, warehousing and building trade showrooms, and offices. Secondary uses include retail services that serve the employment developments, such as small restaurants and convenience stores incorporated into business park developments. Employment areas should be organized using a "campus" style design that is visually consistent and integrated and provides internal circulation for vehicles and pedestrians between buildings. Higher intensity industrial uses, warehouses, and outdoor storage areas should be located away from major and minor thoroughfares to protect the views from road corridors.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	PB
C-210	HB-S and RS-15 to HB-S	Approval, January 2016	West	3.14 acres	Approval	Approval
C-36	HB-S to HB-S	Approved 01.09.95	South	1.23	Approval	Approval
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS						
Building Square Footage	Square Footage		Placement on Site			
	1850 sq foot		To the east of the site			
Parking	Required		Proposed		Layout	
	6		8		In front of the building	
Building Height	Maximum			Proposed		
	60/unlimited			one-story		
Impervious Coverage	Maximum			Proposed		
	85%			22.8%		
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> • Chapter B, Article II, 2-1.3(J) • Chapter C, Environmental Ordinance 					

Complies with Chapter B, Article VII, Section 7-5.3	(A) Legacy policies:	Yes
	(B) Environmental Ord.	Yes
	(C) Subdivision Regulations	N/A
Analysis of Site Plan Compliance with UDO Requirements	It is anticipated the site will meet all UDO requirements	
REMAINING SITE PLAN ISSUES		
Issue		Status
CONCLUSIONS TO ASSIST WITH RECOMMENDATION		
Positive Aspects of Proposal		Negative Aspects of Proposal
Provides an opportunity for a new manufacturing business in Clemmons with nominal traffic impacts and an adaptive reuse of an existing building		

SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL

The following proposed conditions are from interdepartmental review comments and are proposed in order to meet codes or established standards, or to reduce negative off-site impacts.

PRIOR TO THE ISSUANCE OF GRADING PERMITS:

- a. Developer shall submit a stormwater management permit for review and approval.

PRIOR TO THE ISSUANCE OF BUILDING PERMITS:

- b. Developer shall receive an Environmental Grading and Erosion Control permit if required by disturbance.

PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:

- c. Developer shall submit a stormwater occupancy permit for review and approval.

STAFF RECOMMENDATION: APPROVAL

NOTE: These are **staff comments** only; final recommendations on projects are made by the Village of Clemmons Planning Board, with final decisions being made by the appropriate Elected Body, who may approve, deny, table or request modification for any project. **THE APPLICANT OR REPRESENTATIVE IS STRONGLY ENCOURAGED TO ATTEND THE PUBLIC HEARINGS WHERE THE CASE WILL BE CONSIDERED BY THE PLANNING BOARD AND THE ELECTED BODY.**